

OUTLINE DEVELOPMENT PLAN
NEIGHBORS ANNEXATION
TOWN OF FIRESTONE
WELD COUNTY, COLORADO
SHEET 1 OF 1

NOTES

PROJECT CONCEPT. THE OWNERS ARE REQUESTING ANNEXATION AND ZONING OF THE PROPERTY FOR PUD-R-A RESIDENTIAL ZONING, IN ACCORDANCE WITH FIRESTONE'S COMPREHENSIVE PLAN MAP AMENDMENT ADOPTED JULY 22, 1999. THE OWNERS ENVISION 300-400 SINGLE FAMILY RESIDENTIAL UNITS ON THE PROPERTY, WITH A LARGE CENTRAL PARK AND TRAIL SYSTEM CONNECTING TO ADJOINING PROPERTIES. THE PUD ZONING WILL ALLOW INNOVATIONS IN THE RESIDENTIAL DEVELOPMENT THAT WILL PRODUCE A GREATER VARIETY AND TYPE, DESIGN AND LAYOUT OF BUILDINGS, AS WELL AS THE CONSERVATION AND MORE EFFICIENT USE OF OPEN SPACE. FURTHER, THE PUD PLAN WILL ALLOW A DESIGN AND LAYOUT OF THE RESIDENTIAL DEVELOPMENT TO PRESERVE THE SITE'S NATURAL CHARACTERISTICS.

REGIONAL IMPACTS. THE PROPERTY IS WITHIN THE TOWN'S URBAN GROWTH BOUNDARY, AND DEVELOPMENT OF THE PROPERTY WITH THE PROPOSED NUMBER OF RESIDENTIAL UNITS IS CONSISTENT WITH THE TOWN COMPREHENSIVE PLAN, WHICH HAS DESIGNATED THE PROPERTY FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT. MUCH OF THE LAND IN THE AREA IS CURRENTLY BEING DEVELOPED OR PLANNED FOR RESIDENTIAL AND/OR COMMERCIAL DEVELOPMENT. THE DEVELOPMENT OF THE PROPERTY WILL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL RULES AND POLICIES IN ORDER TO MINIMIZE ANY NEGATIVE IMPACT ON THE SURROUNDING AREA.

ENVIRONMENTAL INFORMATION. THE PROPERTY HAS BEEN USED TO FARM CORN AND ALFALFA FOR MANY YEARS, AND NO SIGNIFICANT ENVIRONMENTAL ISSUES ARE KNOWN AT THIS TIME. A PHASE I ENVIRONMENTAL REPORT HAS BEEN SUBMITTED TO THE TOWN.

UTILITIES.
WATER: TOWN OF FIRESTONE
SEWER: SAINT VRAIN SANITATION DISTRICT
GAS: KINDER MORGAN (KN ENERGY)
ELECTRIC: UNITED POWER

THE CONSTRUCTION AND INSTALLATION OF THE REQUIRED UTILITIES WILL BE PRIVATELY FINANCED.

THE EXISTING SINGLE FAMILY RESIDENCE ON THE PROPERTY SHALL BE CONNECTED TO THE WATER AND SEWER SYSTEMS AT SUCH TIME AS THE DEVELOPER EXTENDS THESE SERVICES TO THE PROPERTY.

GRADING CONCEPT. THE PROPERTY WILL BE GRADED TO ALLOW WALKOUTS AND GARDEN LEVEL BASEMENTS WHILE MAINTAINING AND ENHANCING THE VIEW CHARACTERISTICS AND DRAINAGE OF THE PROPERTY.

SERVICE REQUIREMENTS.
POLICE: TOWN OF FIRESTONE
FIRE PROTECTION: MOUNTAIN VIEW FIRE PROTECTION DISTRICT
AMBULANCE: TRI-AREA AMBULANCE
SCHOOLS: ST. VRAIN VALLEY SCHOOL DISTRICT

CIRCULATION SYSTEMS. THE PROPERTY IS ADJACENT ON THE WEST SIDE TO WELD COUNTY ROAD 11 (BIRCH STREET) AND ON THE SOUTH SIDE TO WELD COUNTY ROAD 22 (SABLE AVENUE). THE OWNERS ARE ANTICIPATING ONE ACCESS POINT TO ROAD 22 AND TWO ACCESS POINTS TO ROAD 11. THE RIGHT OF WAY DEDICATIONS SHALL BE IN ACCORDANCE WITH THE TOWN'S REGULATIONS AND CODE.

LAND USE AND ZONING. THE EXISTING ZONING FOR THE PROPERTY IS AGRICULTURAL, WITH ONE SINGLE FAMILY RESIDENCE. THE OWNERS ARE REQUESTING PUD-R-A MEDIUM DENSITY RESIDENTIAL ZONING FOR THE PROPERTY AND ANTICIPATE RESIDENTIAL AND OPEN SPACE/PARKS USES. IT IS ANTICIPATED THAT THE SINGLE FAMILY RESIDENCE WILL REMAIN ON THE PROPERTY, AND THAT THE AGRICULTURAL USES WILL CONTINUE FOR SOME TIME AFTER APPROVAL OF ANNEXATION AND ZONING, BUT WILL DECREASE AS DEVELOPMENT OF THE PROPERTY PROCEEDS. ALL AGRICULTURAL USES SHALL BE IN ACCORDANCE WITH THE TOWN'S AGRICULTURAL-A(A) LAND USE CATEGORY, AS SET FORTH IN SECTION 15.9 OF THE TOWN DEVELOPMENT REGULATIONS AND ANY AMENDMENTS THERETO.

AT THE TIME OF THIS APPLICATION, ONE OIL AND GAS WELL AND RELATED FACILITIES ARE IN OPERATION ON THE PROPERTY. FUTURE OPERATION OF THESE WELLS SHALL BE IN ACCORDANCE WITH ALL STATE, COUNTY, AND TOWN RULES AND REGULATIONS, AS WELL AS THE RULES AND REGULATIONS OF THE COLORADO OIL AND GAS COMMISSION.

DENSITY. THE DENSITY SHALL BE BETWEEN 300 AND 400 UNITS, WITH A MINIMUM LOT SIZE OF 9,000 SQUARE FEET, AND A MAXIMUM LOT SIZE OF 33,000 SQUARE FEET. IT IS ANTICIPATED THAT LOT SIZES SHALL VARY THROUGHOUT THE PROPERTY, WITH LARGER LOTS GENERALLY LYING TOWARDS THE PROPERTY'S PERIMETER.

BUILDING HEIGHT. THE MAXIMUM HEIGHT FOR ALL BUILDINGS ON THE PROPERTY SHALL BE 38 FEET OR AS ALLOWED BY THE TOWN REGULATIONS AND CODE.

DEVELOPMENT SCHEDULE. IT IS ANTICIPATED THAT THE DEVELOPMENT OF THE PROJECT WILL BEGIN WITHIN THE NEXT TWELVE TO EIGHTEEN MONTHS. PROJECT PHASING AND TOTAL BUILD-OUT WILL BE GOVERNED BY THE TOWN'S CAPACITY AND MARKET CONDITIONS.

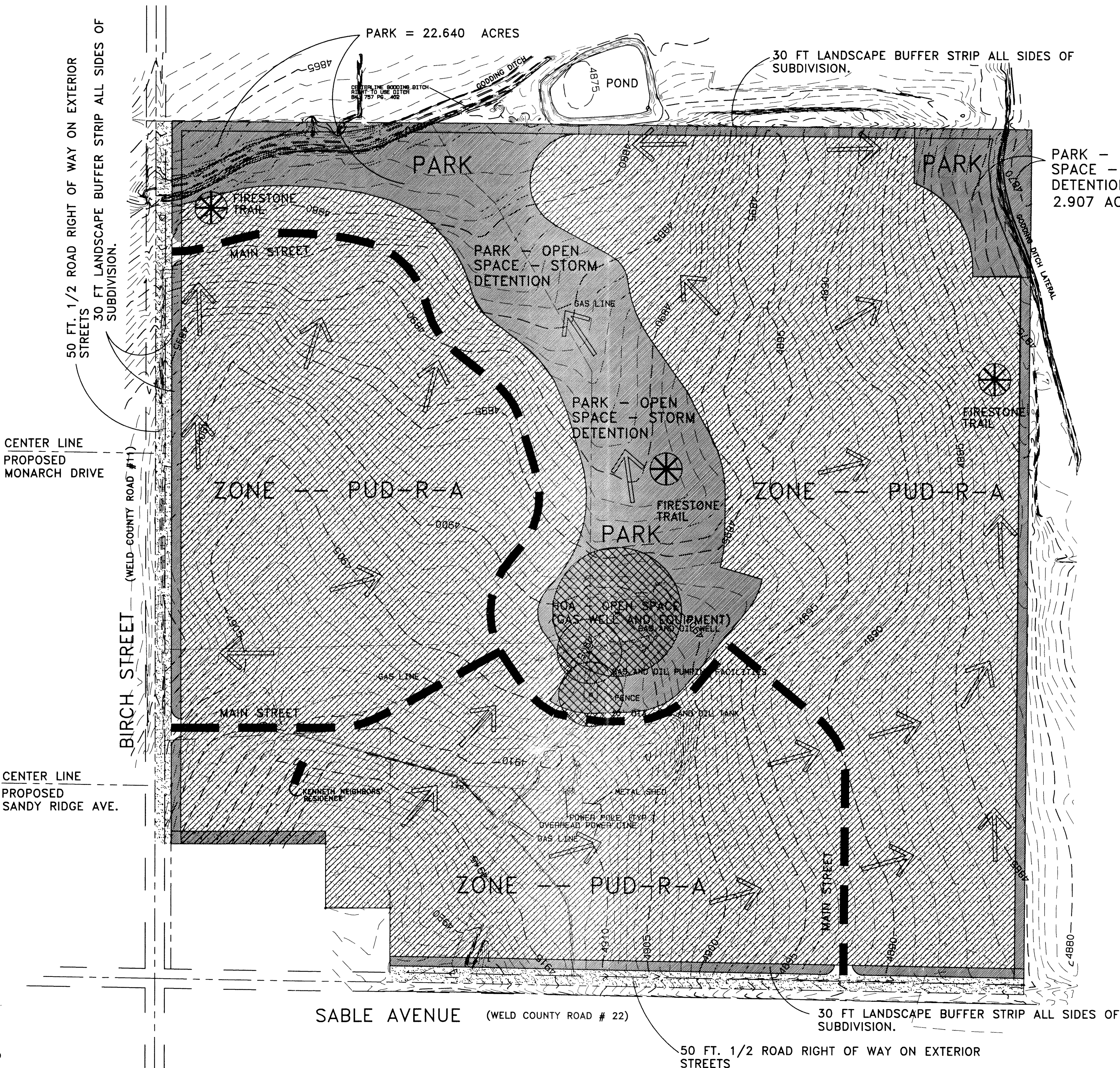
PARK DEVELOPMENT. PARKS AND OPEN SPACE WITHIN THE PROJECT WILL CONSIST OF A MIXTURE OF LAND DEDICATED TO THE TOWN AS WELL AS PRIVATELY OWNED AND MAINTAINED AREAS. SPECIFIC LOCATIONS AND SIZES SHALL BE SET FORTH IN THE FUTURE DEVELOPMENT PLANS.

FUTURE DEVELOPMENTS SHALL PROVIDE REASONABLE AND NECESSARY TRAIL CONNECTIONS AS MAY BE SHOWN ON ANY ADOPTED FIRESTONE PARK AND TRAIL MASTER PLANS.

PRIVATE MAINTENANCE AND ENFORCEMENT. IN ADDITION TO THE TOWN'S RULES AND REGULATIONS, THE APPLICANT ANTICIPATES THE CREATION OF A HOMEOWNERS ASSOCIATION, WITH ITS ATTENDANT COVENANTS AND REGULATIONS.

GENERAL REQUIREMENTS FOR THE NEIGHBORS SUBDIVISION

1. THE PROPERTY SHALL PETITION FOR INCLUSION INTO THE CARBON VALLEY RECREATION DISTRICT AND THE TRI-AREA AMBULANCE DISTRICT.
2. STREET LIGHTING WITHIN THE DEVELOPMENT SHALL BE DESIGNED TO MINIMIZE LIGHTING IMPACTS TO NEIGHBORING PROPERTIES.
3. INTERNAL LOCAL STREET ACCESS FROM THIS DEVELOPMENT WILL BE PROVIDED TO THE THREE PROPERTIES LOCATED AT THE NORTHEAST CORNER OF SABLE AVENUE AND BIRCH STREET.
4. POTENTIAL STREET ACCESS FROM THIS DEVELOPMENT SHALL BE CONSIDERED TO ADJOINING PROPERTIES TO THE EAST AND NORTH.
5. IT IS INTENDED, IN ADDITION TO EXTERNAL TRAIL CONNECTIONS, THAT INTERNAL PEDESTRIAN TRAIL SYSTEMS CREATE A GENERAL CIRCULAR AND CURVILINEAR ROUTE WITHIN THE OVERALL DEVELOPMENT.
6. ALL ACCESS POINTS SHOWN ARE APPROXIMATE.
7. THE PROPERTY SHALL COMPLY WITH THE UNIFORM BASELINE DESIGN STANDARDS.
8. THE PROPERTY SHALL COORDINATE ITS DRAINAGE MASTER PLANNING AND DEVELOPMENT WITH EXISTING FACILITIES AND ADJOINING PROPERTIES.



LAND USE TABLE					
LAND USE (NET)	ACREAGE	NUMBER OF UNITS	DENSITY	DENSITY UNITS	PERCENT OF TOTAL
RESIDENTIAL	125.984 AC	300 TO 400	2.381 U/AC TO 3.175 U/AC	0.412 AC/U TO 0.315 AC/U	80 %
HOA OPEN SPACE	8.790 AC	NA	NA	NA	5.582 %
OTHER OPEN SPACE	22.705 AC	NA	NA	NA	14.418 %
TOTAL OPEN SPACE	31.495 AC	NA	NA	NA	20 %
TOTAL LAND (GROSS)	157.48 AC	300 TO 400	1.901 U/AC TO 2.540 U/AC	0.525 AC/U TO 0.394 AC/U	100 %

OUTLINE DEVELOPMENT PLAN
NEIGHBORS ANNEXATION
SW 1/4, SECT. 12, T2N, R68W of the 6th PM

SURVEY BY: LANDSTAR SURVEYING, INC. 1327 NORTH LINCOLN AVE. LOVELAND, CO. 80537 (970) 667-3294
ANNEXATION PLAN BY: PICKETT ENGINEERING, INC. 210 BANK ONE PLAZA 822 7TH STREET GREELEY, CO 80631 (970) 356-6362
DESIGN BY: JAMES H. MOUNTAIN ARCHITECTURE : SPACE AND SITE PLANNING 436 COFFMAN ST. SUITE 200 LONGMONT, CO. 80501 (303) 774-2391

OWNERS

William Neighbors
1964 VISTA DRIVE BOULDER, CO. 80304

KENNETH NEIGHBORS
10140 WELD COUNTY ROAD #11, LONGMONT, CO 80504

SUZANNE YEAGER
c/o GARY YEAGER
730 N. CLEVELAND AV. LOVELAND, CO. 80537

CATHERINE M. SEWALD
5124 N. COUNTY ROAD #3, FT. COLLINS, CO 80524

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WILLIAM D. NEIGHBORS, KENNETH J. NEIGHBORS, SUZANNE L. YEAGER, AND CATHERINE M. SEWALD, BEING SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING N00°00'00"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, N00°00'00"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 22; THENCE N90°00'00"E, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 11; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°00'00"E, 388.66 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE N00°00'00"E, 1982.83 FEET TO THE NORTH LINE OF HURT ANNEXATION NO. 2;

THENCE N90°00'00"W, 30.00 FEET TO THE CENTERLINE OF WELD COUNTY ROAD NO. 11 AND THE WEST LINE OF SAID SECTION 12, COMMON WITH THE EAST LINE OF SECTION 11;

THENCE S66°59'13"W, 32.59 FEET ALONG THE NORTH LINE OF SAID ANNEXATION TO THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 11 LOCATED IN SECTION 11;

THENCE N00°00'00"E, 273.30 FEET ALONG SAID RIGHT-OF-WAY TO A POINT 30.00 FEET WEST OF THE WEST ONE QUARTER CORNER OF SAID SECTION 12;

THENCE ALONG NORTH LINE OF SOUTHWEST QUARTER S89°30'55"E, 2750.83 FEET TO THE CENTER OF SECTION 12 (C 1/4);

THENCE ALONG EAST LINE OF SAID SOUTHWEST QUARTER S00°28'02"W, 2652.12 FEET TO THE NORTH LINE OF WELD COUNTY ROAD 22 RIGHT-OF-WAY;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°04'17"W, 1969.70 FEET TO THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED IN BOOK 1553, PAGES 438 AND 439 OF WELD COUNTY RECORDS;

THENCE ALONG SAID DESCRIBED PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE N00°00'00"E, 200.00 FEET;

THENCE N90°00'00"W, 200.00 FEET;

THENCE N00°00'00"E, 200.00 FEET;

THENCE N90°00'00"W, 499.66 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 157.485 ACRES, MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF NEIGHBOR'S ANNEXATION.

APPROVAL BLOCK:

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO

THIS THE 1st DAY OF November, 2000

Rick Patterson

CHAIRMAN

Cheri Andersen

SECRETARY

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO

THIS THE 16th DAY OF November, 2000

Rick Patterson

MAYOR

Cheri Andersen

ATTEST TOWN CLERK

Firestone Information Block	
Name of Submittal:	NEIGHBORS ANNEXATION
Type of Submittal:	ANNEXATION/ ODP
Filing Number:	
Phase Number:	
Sheet Title:	OUTLINE DEVELOPMENT PLAN
Preparation Date:	
Revision Date:	01/08/01 ADDED "REQUIRED" NOTES
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